

4.860 Industry, heavy.

"Heavy industry" means those industries whose processing of products results in the emission of any atmospheric pollutant, light flashes, or glare, odor, noise or vibration which may be heard and/or felt off the premises and those industries which constitute a fire or explosion hazard.

4.870 Industry, light.

"Light industry" means those industries whose processing of products results in none of the conditions described for heavy industry.

4.880 Junkyard.

"Junkyard" means any place at which personal property is or may be salvaged for reuse, resale, or reduction or similar disposition and is owned, possessed, collected, accumulated, dismantled or sorted, including but not limited to: use of salvaged base metal or metals, their compounds or combinations; used or salvaged rope, bags, rags, glass, rubber, lumber, millwork, brick, automobiles and similar property which are used, owned or possessed for the purpose of wrecking or salvaging parts therefrom.

4.885 Large Scale Broadcast Facility.

"Large Scale Broadcast Facility" means a facility, twenty feet (20') or greater in height from the base to the highest point including attachments, designed and constructed specifically to support one or more antennae and may include a monopole, self supporting (lattice) tower, guy-wire supported tower, and other similar structures and/or a facility broadcasting in the electromagnetic spectrum with 1,000 watts or greater Effective Radiated Power. When calculating the height of a facility, other structures designed for other uses such as office buildings or water towers shall not be included in the calculation.

4.890 Loading and unloading bays.

"Loading and unloading" bays means the off-street area required for the receipt of or distribution, by vehicles, of material or merchandise.

4.900 Lodginghouse.

"Lodginghouse" means a building with more than two but not more than ten guest rooms where lodging with or without meals is provided for compensation. Also referred to as a boardinghouse.

4.910 Lot.

"Lot" means a piece, parcel, plot, tract or area of land occupied or capable of being occupied by one or more principal buildings, and the accessory buildings or uses customarily incidental to them, and including the open spaces required under this title, and having its principal lot frontage on a street.

4.920 Lot area.

"Lot area" means the total horizontal area within the boundary lines of a lot.

4.930 Lot, corner.

A lot at a junction of and fronting on two or more intersecting streets.

4.940 Lot, interior.

A lot other than a corner or through lot.

4.950 Lot, through.

A lot having frontage on two parallel or approximately, parallel streets.

4.960 Lot coverage.

The percentage of the lot area covered by buildings.

4.970 Lot depth.

The horizontal distance of a line measured at a right angle to the front lot line and running between the front lot line and rear lot line of a lot.

4.980 Lot line, front.

In the case of an interior lot, a line separating the lot from the street. In the case of a corner lot, a line separating the narrowest street frontage of the lot from the street and in the case of a through lot, a line separating the lot from the street from which a drive access may be permitted by the county.

4.990 Lot line, rear.

A lot line which is opposite and most distant from the front lot line and, in the case of an irregular or triangular shaped lot, a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

4.1000 Lot line, side.

Any lot boundary line not a front lot line or a rear lot line.

4.1010 Lot line, zero.

A concept utilized to permit a wall of a building to be located on a property line.

4.1020 Lot width.

The distance as measured in a straight line, between side lot lines at the points of intersection with the required front building line.

4.1030 Manufactured home.

Factory built single-household dwelling units certified as meeting the National Manufactured Housing Construction and Safety Standards of the U.S. Department of Housing and Urban Development (HUD Code).

Amended Resolution 2001-09

4.1040 Manufacturing.

The creation of products either with machinery or by hand according to an organized plan and with the division of labor.

4.1050 Manufacturing, light.

Fabrication of and/or assembly of goods from previously prepared materials.

4.1060 Master plan.

See Growth policy plan, section 4.795.

Amended Resolution 2001-09

4.1070 Medical offices, clinics and centers.

An establishment where patients are admitted for special study and treatment by licensed health care professionals.

4.1080 Mining.

The extraction of sand, gravel, or other material from the land in the amount of four hundred cubic yards or more and the removal thereof from the site without processing.

4.1090 Mobile homes.

"Mobile home" means a factory-assembled structure or structures, exceeding eight feet (8') in width, originally equipped with the necessary service connections and originally made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as a dwelling unit(s) without a permanent foundation, whether or not the running gear has been removed.

Amended Resolution 2001-09

4.1100 Mobile home park.

"Mobile home park" means any plot of ground upon which two or more mobile homes, occupied or intended to be occupied for dwelling or sleeping purposes, are located.

4.1110 Mobile home space.

"Mobile home space" means a plot of ground within a mobile home park designed for the accommodation of one mobile home.

4.1120 Mobile home stand.

"Mobile home stand" means that portion of an individual mobile home space which has been reserved for the placement of a mobile home and structures or additions appurtenant to the mobile home.

4.1130 Mobile office.

"Mobile office" means a factory-assembled structure or structures exceeding eight feet (8') in width, originally equipped with the necessary service connections, and originally made so as to be readily movable as a unit or units on its (their) own running gear and designed to be used as an office without a permanent foundation, in compliance with all applicable state regulations, whether or not the running gear has been removed.

4.1140 Model home.

"Model home" means a home constructed to display a builder's for sale or lease units but which does not serve as a dwelling unit until sold as a residence.

4.1150 Modular or sectional home.

"Modular or sectional home" means a dwelling unit mass produced in a factory, designed and constructed for transportation to a site for occupancy when connected to the required utilities and when permanently anchored to a permanent foundation, and whether intended for use as an independent, individual unit or in combination with other units to form a larger building.

4.1160 New construction.

"New construction" means development commenced on or after the effective date of the regulation codified in this title.

4.1170 Noxious matter or material.

"Noxious matter or material" means material capable of causing injury to living organisms by chemical reaction or capable of causing detrimental effects on the physical or economic well-being of individuals.

4.1180 Nonconforming use.

See definition of use, nonconforming, section 4.1700.

4.1190 Nursing home.

"Nursing home" means an extended or intermediate care facility licensed or approved to provide fulltime convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

4.1200 Nursery, plant.

"Plant nursery" means facilities for commercial development, growth and sale of plants and/or for the utilization of and storage of equipment for landscaping operation and wholesale and/or retail or commercial gardening supplies.

4.1210 Offices.

"Offices" means structures, or portions of structures, in which commercial activities take place but where goods are not produced. sold or repaired. These include: general and professional offices; governmental offices; insurance offices; real estate offices taxi-cab offices (but not taxi stands); travel agency or transportation ticket offices; telephone exchange; utility offices; radio broadcasting and similar uses.

4.1220 Open sales (or rental) lot.

"Open sales (or rental) lots" means any land used or occupied for the purpose of buying, selling or renting for use away from the premises, any goods, materials or merchandise, and for the exterior storing of same prior to sale or rental.

4.1230 Open space, useable.

That space which is capable of being used by the public for recreation, relaxation and social purposes. Parking lots and perimeter landscaping are specifically excluded from this definition of useable open space.